

BUYERS REPORT

Belle Ame House High Street, Tuddenham, Bury St. Edmunds. IP28 6SQ









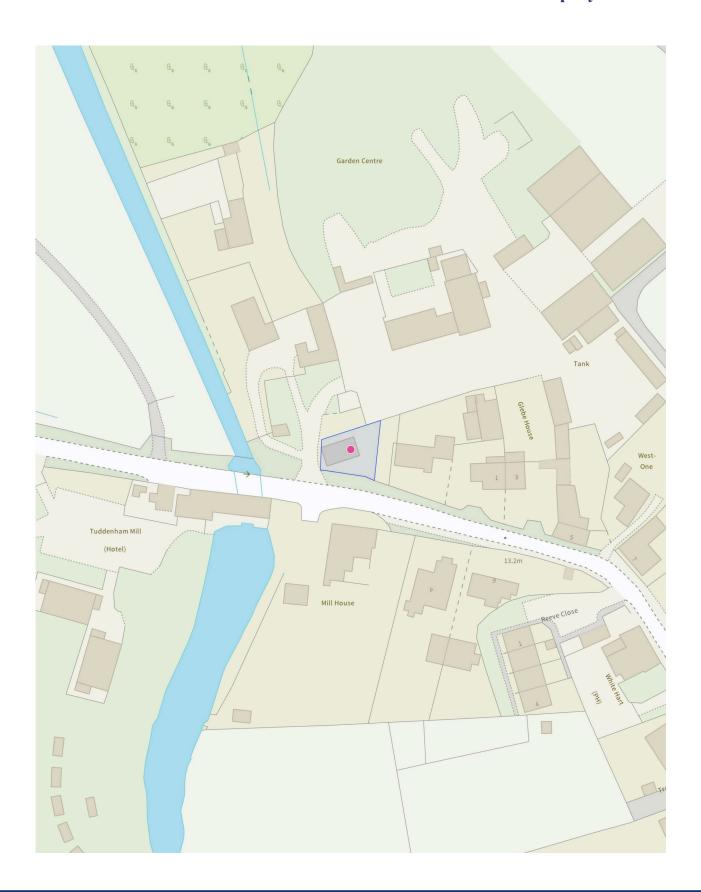








Beatrice Carter Property





Belle Ame House, Tuddenham St Mary



Belle Ame House is a warm and inviting detached home in one of Suffolk's most desirable villages. Finished with premium specifications and designed for family life, this property blends stylish modern design with everyday practicality.

Key Property Information



Estimated market value

£425,000

£400k - £450k

 $\stackrel{\square}{\sqsubseteq}$ 3 $\stackrel{\square}{\sqsubseteq}$ 2 [] 1,280ft² £332 pft² $\stackrel{\triangle}{\Box}$ Detached $\stackrel{\square}{\Box}$ Leasehold

[] Plot information

Title number SK387899
Plot size 0.07 acres
Parking (predicted) No

血 Council tax

£2,741 per year (est)

West Suffolk

Band E

Mobile coverage

B EE

Inree

Vodafone 🔢

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$\widehat{\boldsymbol{r}}$ Broadband availability

Basic 3mb

Superfast 80mb
Ultrafast 323mb

Overall 323mb

Planning and Local Information



♠ Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

Very low risk for flooding by surface water

Radon Gas

Low to Moderate risk (1-3%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

Rights and restrictions







Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

Why it's important

Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

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0 found Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

0 found Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

0 found Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

0 found Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.



Rights and restrictions



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(No restrictions found)

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

Why it's important

Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



No restrictions found

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

Why it's important

Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Rights and restrictions



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(No restrictions found)

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

Why it's important

Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

Environmental Appeal

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

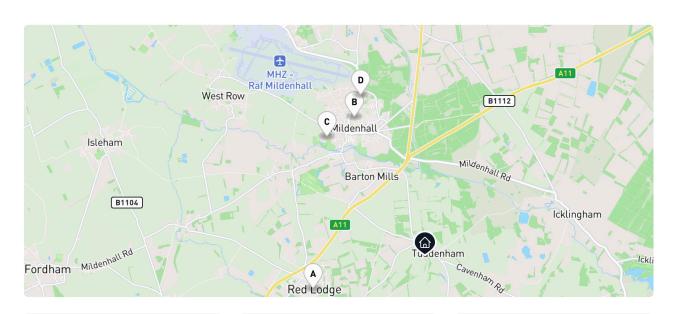
Value Implications

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education





Primary

St Christopher's CEVCP School

Good 2.09mi

Primary

St Mary's Church of England
Academy

Requires improvement 2.47mi

Special

Mildenhall College Academy

Good 2.48mi

Nursery · Primary

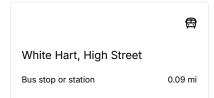
Great Heath Academy

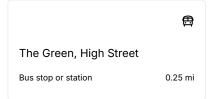
Good 2.77mi

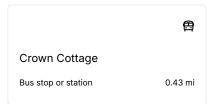
Local Transport

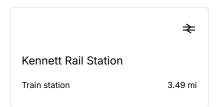
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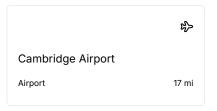












Nearby Planning

Beatrice Carter Property



Glebe House High Street Tuddenham IP28 6SQ

Householder Planning Application - Single storey side extension

Approved Ref: DC/18/1838/HH 12-09-2018

Land At 3 High Street Tuddenham Suffolk

Permission in principle - five dwellings (following removal of existing nursery/garden centre)

Withdrawn Ref: DC/23/1269/PIP 24-08-2023

Tillbrooks Landscape Gardeners 3 High Street Tuddenham Suffolk IP28 6SQ

Planning Application - 6no. recycled shipping containers to create office space

Approved Ref: DC/19/0197/FUL 13-02-2019

Tuddenham Mill High Street Tuddenham Suffolk IP28 6SQ

Planning application - retention of ti-pi tent for a temporary period of 1 year

Approved Ref: DC/22/1839/FUL 28-10-2022

Glebe House High Street Tuddenham Suffolk IP28 6SQ

Householder planning application - a. front porch b. enlargement of existing dormer and two dormer...

Approved Ref: DC/25/0077/HH 17-01-2025

The Old Mill Farmhouse High Street Tuddenham Suffolk IP28 6SQ

Planning application - a. conversion of existing dwelling to form hotel guest rooms b. single storey...

Approved Ref: DC/22/0205/FUL 07-02-2022

Tuddenham Mill High Street Tuddenham IP28 6SQ

Planning Application - (i) 1no. detached reception building (ii) mono pitched single storey extension to...

Approved Ref: DC/19/2313/FUL 27-11-2019

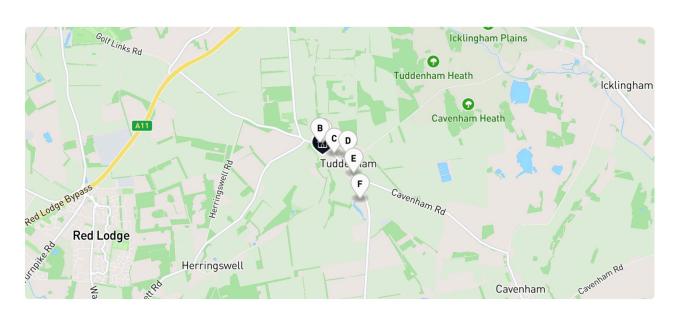
Tuddenham Mill High Street Tuddenham Suffolk IP28 6SQ

Planning application - Retention of tipi associated with the Tuddenham Mill

Approved Ref: DC/23/1968/FUL 04-12-2023

Nearby Listed Buildings





| Grade II - Listed building | 89ft |
|----------------------------|------------|
| The mill house | |
| List entry no: 1351335 | 16-10-1984 |

| 135ft |
|------------|
| |
| 14-01-1987 |
| |

| Grade II - Listed building | 748ft |
|----------------------------|------------|
| 20, high street | |
| List entry no: 1193221 | 16-10-1984 |

| Grade II - Listed building | 1309ft |
|----------------------------|------------|
| Nether hall | |
| List entry no: 1037583 | 07-05-2054 |

| Grade I - Listed building | 2018ft |
|---------------------------|------------|
| Church of st mary | |
| List entry no: 1037584 | 07-05-2054 |

| Grade II - Listed building | 3114ft |
|----------------------------|------------|
| Old hall farmhouse | |
| List entry no: 1286251 | 16-10-1984 |

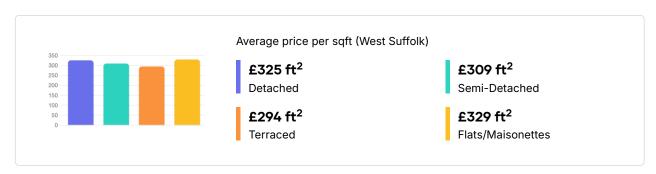
| Grade II - Listed building | 5308ft |
|------------------------------------------------------------------|------------|
| Watertower and flanking coach houses, 32 east of medina rajneesh | 20 metres |
| List entry no: 1193003 | 16-10-1984 |

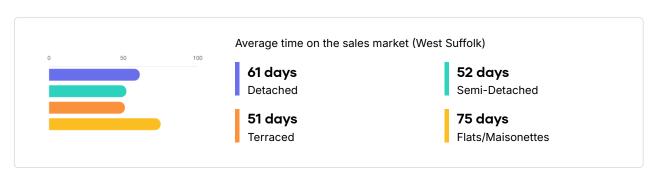
| Grade II - Listed building | 6375ft |
|----------------------------|------------|
| Medina rajneesh | |
| List entry no: 1037617 | 16-10-1984 |



| Average house price changes in the last year (West Suffolk) | | | | | |
|-------------------------------------------------------------|---------|---------|---------|---------|---------|
| | Aug '24 | Nov '24 | Feb '25 | May '25 | Jul '25 |
| Detached | £485k | £480k | £470k | £510k | £515k |
| Semi-Detached | £290k | £290k | £285k | £310k | £310k |
| Terraced | £255k | £255k | £248k | £270k | £270k |
| Flats/Maisonettes | £206k | £205k | £201k | £218k | £218k |



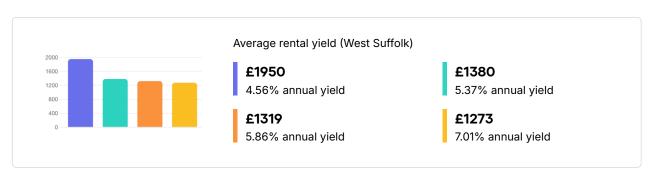


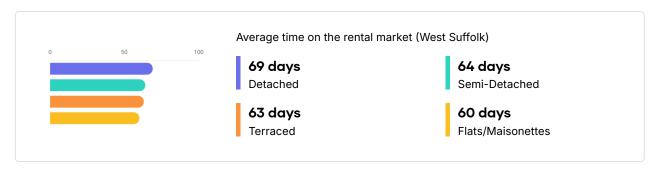




| | Average rental price changes in the last year (West Suffolk) | | | | |
|-------------------|--------------------------------------------------------------|---------|---------|---------|---------|
| | Aug '24 | Nov '24 | Feb '25 | May '25 | Jul '25 |
| Detached | £1740 | £1663 | £1749 | £1730 | £1861 |
| Semi-Detached | £1302 | £1222 | £1313 | £1366 | £1381 |
| Terraced | £1290 | £1225 | £1257 | £1263 | £1294 |
| Flats/Maisonettes | £1106 | £1122 | £1182 | £1140 | £1202 |









Beatrice Carter

Property

Mildenhall's Family Run Estate Agency

At Beatrice Carter Property, we don't believe in chasing numbers — we believe in getting it right. Every property we take on is treated with care, and every key on our wall represents a homeowner or landlord who trusts us to do the job properly. That's why we deliberately keep things manageable: no overloaded pipelines, no forgotten listings, just honest, focused work. We're a family-run business with over 30 years of local experience in Mildenhall and the surrounding areas. While lettings have long been part of our DNA, we have a growing passion for property sales — and we bring the same attention to detail, communication, and care that our landlords already rely on. If you're looking for an agent who takes the time to understand your property and who treats your move like it matters (because it does), you'll feel right at home with us.

Brad Jaggard

Branch Manager

Beatrice Carter Property



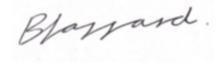
"Hello, My name's Brad. With over 5 year of hands-on experience in the local property market, I help landlords and homeowners make informed decisions with clarity and confidence. As part of Beatrice Carter Property, a family-run business established over 30 years ago, I pride myself on treating every property as if it were my own — combining honest advice with local insight. I specialise in residential sales and lettings across Mildenhall and the surrounding areas, working closely with landlords, military personnel, and first-time buyers. Whether you're preparing a home for market or reviewing a potential investment, my reports are designed to give you clear, actionable information — not estate agent fluff. If you'd prefer a quick chat rather than pages of jargon, I'm only ever a phone call away."

Brad Jaggard

brad@beatricecarter.co.uk

Sales Negotiator

07821091391



Testimonials



Buyer and Seller review

"I cannot recommend Beatrice Carter Estate Agents enough, especially Brad! After a disappointing experience with a larger estate agency, we decided to give Brad a chance, and I'm so glad we did. From the start, Brad completely shattered the typical estate agent stereotype. He went above and beyond in every way, offering a leve...



Josh H

Contact Us



Beatrice Carter Prop Management

Carter Place, Field Road, Mildenhall, Bury St. Edmunds, Suffolk. IP28 7AL

% 01638 712383

Find us on

Monday **9:00am - 4:30pm**

Tuesday **9:00am - 4:30pm**

Wednesday 9:00am - 4:30pm

Thursday **9:00am - 4:30pm**

Friday **9:00am - 4:30pm**

Saturday 10:00am - 1:00pm

Sunday Closed



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